

CITY OF MOUNTAIN VIEW

# NORTH BAYSHORE PRECISE PLAN

NORTH BAYSHORE PRECISE PLAN  
P(34)

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

APRIL 12, 1994

RESOLUTION NO. 15684

<u>AMENDED</u>	<u>RESOLUTION NO.</u>	<u>SUMMARY</u>
April 25, 1995	15831	Adding children's dormitories as a provisional use.
June 27, 2000	16498	Adding hotel and conference center to Charleston East site.
July 11, 2006	17116	Remove cultural/educational designation from Charleston East site; reduce allowable acreage for a conference/hotel project from 12.4 acres to 9.4 acres/designate the balance of 9.2 acres to office use.

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# North Bayshore Precise Plan

## INTRODUCTION

### I. PURPOSE

The purpose of the North Bayshore Precise Plan is to establish a zoning framework for new open space resources, corporate office/research and development uses and hotel and conference center on 180 acres located in the center of the North Bayshore Area. The special provisions and flexibility of the Planned Community (P) Zone will help integrate new development with Shoreline Regional Park and surrounding industries and foster distinctive, quality development that will benefit the district and the community.

The North Bayshore Precise Plan consists of three sites: Area 1—Charleston (45 acres), Area 2—Crittenden (70 acres), and Area 3—Vista Slope (65 acres) (refer to Figure 1). Land use and development criteria in this Precise Plan are intended to promote development that is appropriate to the unique character of each site while providing a continuity of open space and streetscape with surrounding properties.

The Precise Plan focuses primarily on standards and guidelines for private development on the Crittenden and Charleston sites (including a hotel and conference center). An improvement plan for public open space on Vista Slope and the open space and Amphitheatre parking on the Crittenden site will be defined in the Shoreline Park Master Plan. The Precise Plan contains general standards that are interim measures to guide preparation of the Master Plan.

## IMPLEMENTATION UPDATE

As of spring 2000, most of the goals and objectives of the North Bayshore Precise Plan have been implemented. Vista Slope has been contoured, trails have been established and native landscaping has been installed. Included in this work is establishment of a 14-acre burrowing owl habitat area adjacent to Permanente Creek. The west side of the Charleston site has been leased to and developed with the SGI headquarters campus. The national award-winning Charleston Park has been developed in partnership with SGI. The Crittenden East development site was leased to SGI and is in the final construction stages as the SGI engineering

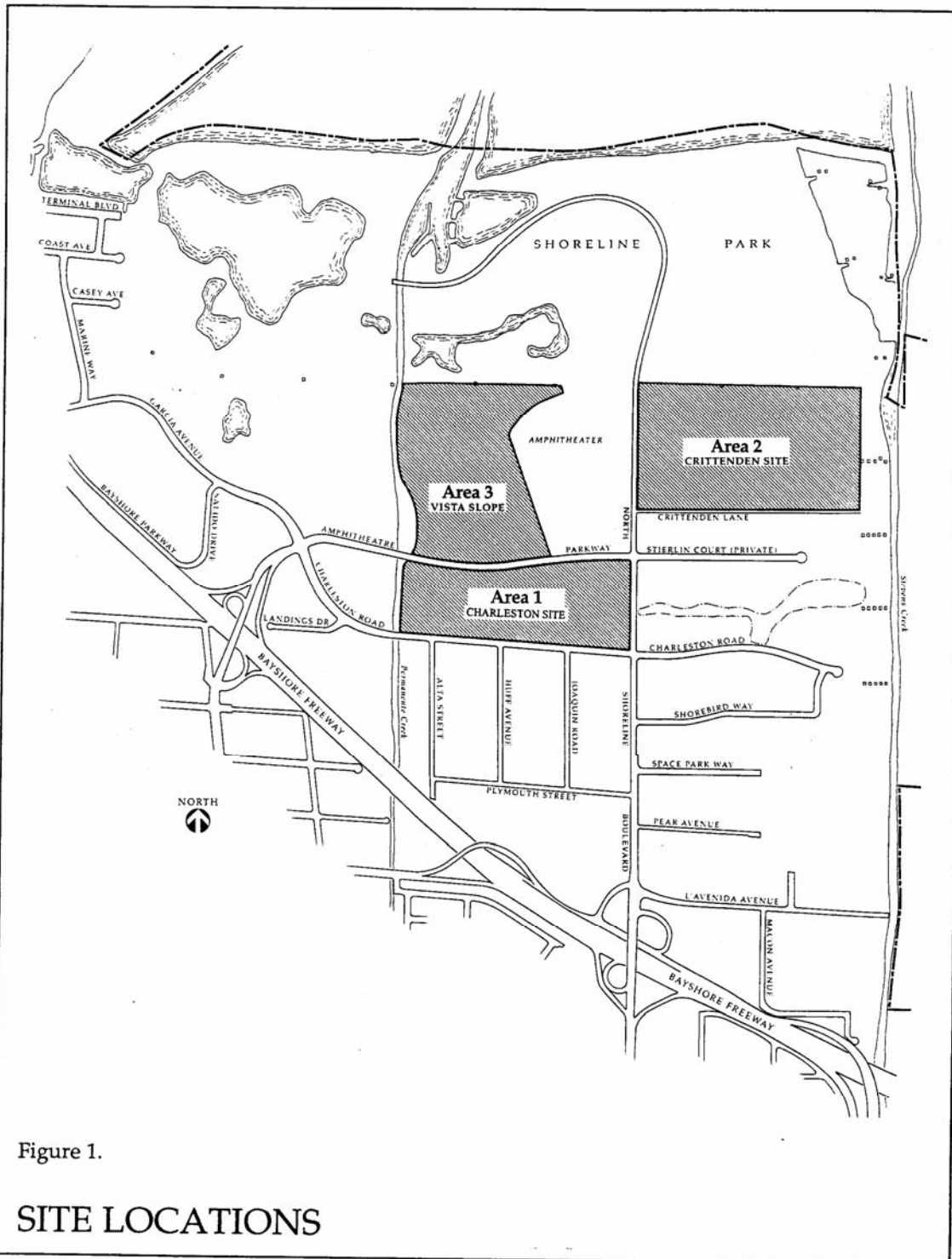


Figure 1.

## SITE LOCATIONS

campus. New parking for Shoreline Amphitheatre has been completed, incorporating 5 acres of landscaping within the parking area. Crittenden Hill has been contoured and is scheduled to be landscaped this year. The only portion of the North Bayshore Precise Plan that has not been implemented concerns the 18.6-acre Charleston East site within Area 1 of the Precise Plan.

## II. GOALS AND OBJECTIVES

Mountain View's General Plan identifies the North Bayshore Area as one of seven areas of opportunity in the City. The following objectives implement the goals of the General Plan and serve as the basis for specific development criteria in this Precise Plan.

- Promote high-quality, distinctive development that integrates public and private improvements on the sites.
- Strengthen the identity of the Charleston site as a visual and functional gateway to the open space and recreation uses of Shoreline Park.
- Encourage a balance of land uses that will create a strong local economy and provide an opportunity for businesses to expand in Mountain View.
- Enhance the public use of the Charleston site and encourage a hotel, restaurants, retail, and similar commercial uses for visitors and workers.
- Create new open space resources that offer opportunities for a variety of outdoor recreational uses.
- Ensure development that is sensitive to and compatible with existing open space and natural resources, and maintains the open space character of the North Bayshore area.
- Integrate landscaping and development and provide visual and pedestrian connections with Shoreline Regional Park and the Stevens Creek Trail.

## USE AND DEVELOPMENT STANDARDS FOR PRIVATE DEVELOPMENT

### I. AREA 1—CHARLESTON SITE

#### A. Description

Area 1 is bounded by Charleston Road on the south, Shoreline Boulevard to the east, Amphitheatre Parkway and Vista Slope to the north, and Permanente Creek and the Alza headquarters campus to the west. An industrial/R&D district surrounds the site to the south and east. Development standards for the site encourage a true integration of public and private uses. The Precise Plan calls for private corporate office development on the western portion of the site and a hotel and conference center on the east side, and public open space that integrates uses on the site.

#### B. Principally Permitted Uses

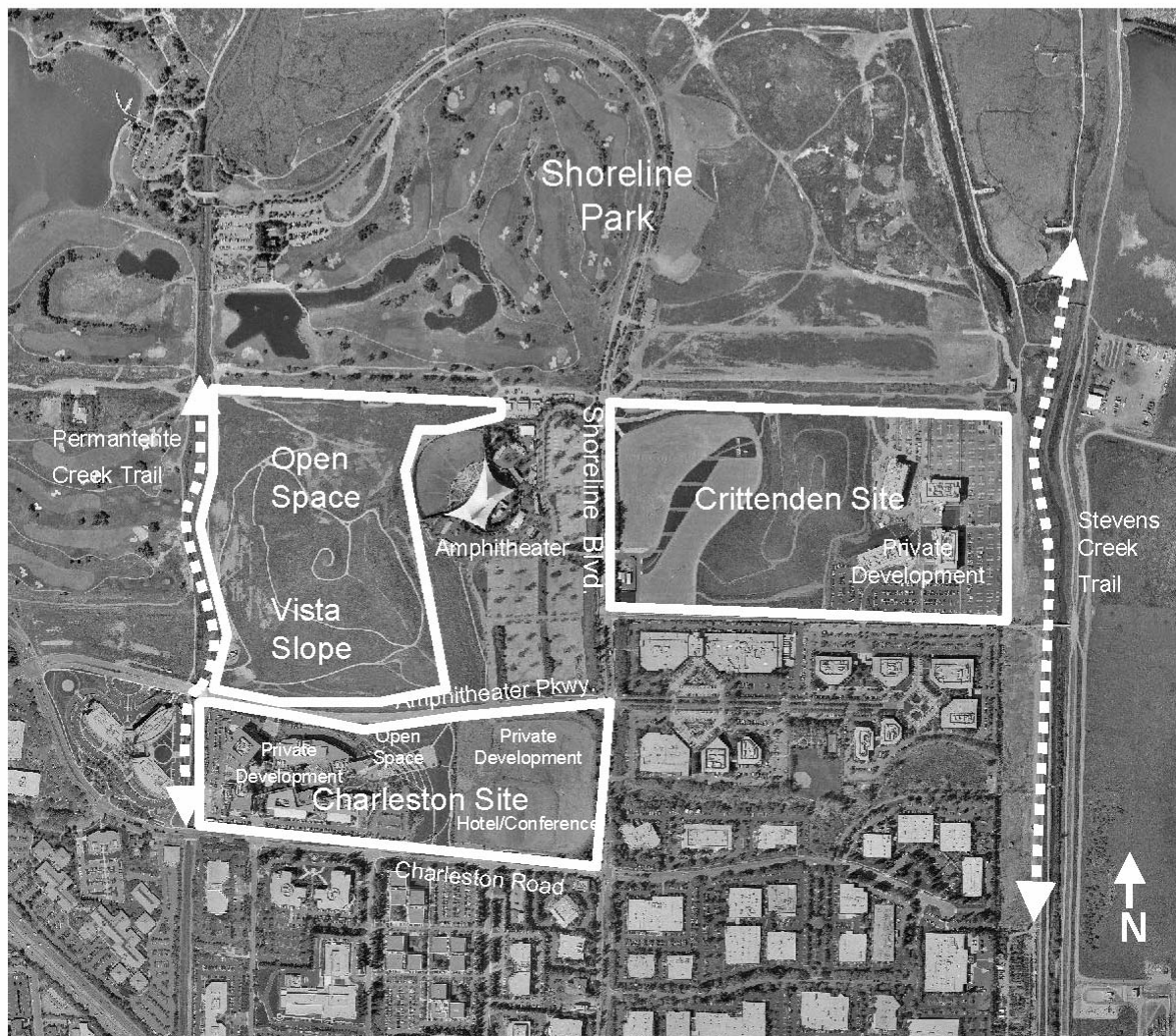
1. Hotel and conference center.
2. Corporate/professional, administrative, and research and development offices.
3. Public open space.
4. Small outdoor equipment and storage areas that are attractively screened from adjoining streets and properties.

#### C. Provisional Uses

The following provisional uses may be approved by the Zoning Administrator when it can be demonstrated that they are consistent with the objectives of this Precise Plan.

1. Commercial uses such as retail, restaurants, banks, and health clubs.





## Land Use Concept

Figure 2

2. Public emergency facilities appropriately buffered to minimize impacts on adjacent uses.
3. Other related uses that the Zoning Administrator finds are compatible with the permitted uses, surrounding development, Shoreline Amphitheatre, Shoreline Park, and adjacent landfills and will not be detrimental to the public health, safety and welfare.

#### D. Location and Site Areas for Uses

The general location of land uses is shown in Figure 2. The exact location of buildings, and public and private open space will be determined with the approval of Planned Community Permits.

1. 21.6 acres are reserved for private development on the western portion of the site and 18.6 acres are reserved for a hotel and conference center and office/R&D development on the eastern portion of the site. The 18.6 acres are distributed on the Charleston East portion of the site as follows:
2. 9.4 acres are reserved for a hotel and conference center facility on the eastern portion of the site.
3. 9.2 acres are reserved for office/R&D.
4. A minimum of 5 acres are reserved for public open space that integrates the western and eastern portions of the site, and provides linkages with Shoreline Regional Park. Private development is encouraged to improve the attractiveness of and pedestrian access along the Permanente Creek channel.

#### E. Building Height

1. Maximum building height is four stories beginning at the first occupiable floor level above flood level not to exceed a total of 82' measured from mean sea level. Buildings shall be designed to provide a variety of heights. Architectural projections may exceed the height limit provided that they are sensitive to view corridors, surrounding development, and natural features.

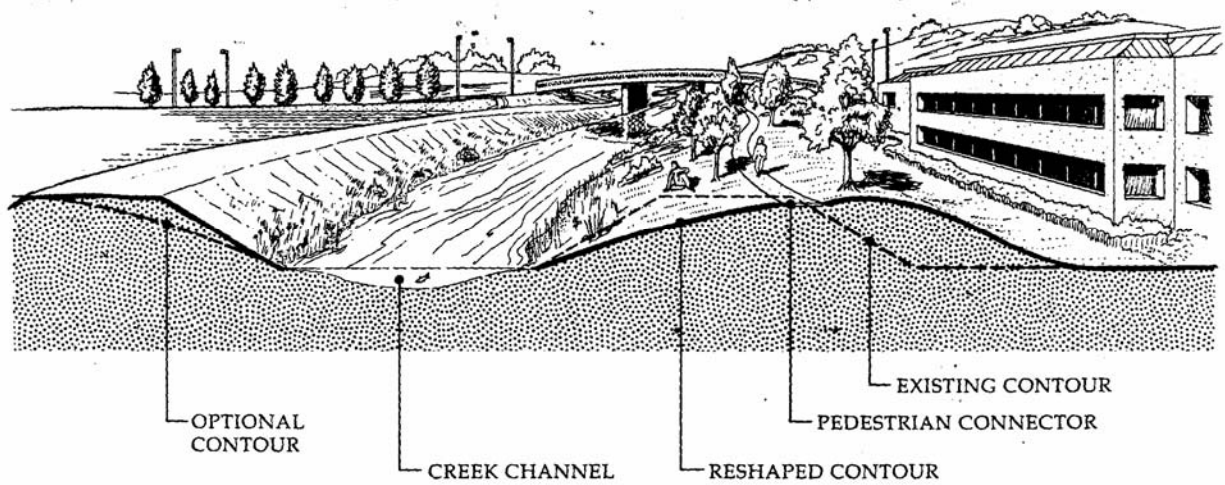


Figure 3.

## PERMANENTE CREEK ENHANCEMENT

F. Yard Requirements (measured from the back of curb)

1. Streetside

- a. 70' along Charleston Road and Amphitheatre Parkway.
- b. 50' along North Shoreline Boulevard.

2. Interior Yards

- a. Interior yards shall be sufficient to provide an adequate setback from structures on adjacent sites and enough landscaping to blend with and enhance the public open space areas on the site.

3. Permanente Creek

- a. Buildings shall be set back a minimum 80' from the centerline of Permanente Creek, and parking shall be set back a minimum of 65', to create a buffer zone. Buildings should be arranged to avoid a solid wall of buildings next to the Creek. Particular care should be taken with building and site design near the Creek to encourage pedestrian access, enhance views of the Creek, create a transition in building height, and protect the Creek habitat.
- b. A pedestrian and bicycle pathway should be established, along the levee or the border of the buffer zone, to create a trail linking the Charleston site with Shoreline Park with access through the undercrossing at Amphitheatre Parkway (refer to Figure 3).
- c. Improvements within the buffer zone should create an attractive pedestrian environment that is compatible with the Creek.

G. Public Open Space

- 1. The design of public open space on this site should create attractive places that become a center of outdoor activity, for workers enjoying lunch, or for visitors just relaxing outdoors. This space should incorporate comfortable features such as shade trees, benches, and small, informal plazas. Restaurants and similar commercial uses should be located near the public open space to enliven the area.
- 2. Open space areas should be located and improved so that there is a visual connection between open space on the Charleston site and the parklands on Vista Slope. Public open space shall be used to highlight

the views of Vista Slope from the Charleston site, provide a visual gateway, and invite the visitor into Shoreline Park.

H. Minimum Landscape Areas

1. 30 percent of the project area.

I. Minimum Streetside Landscaping for Private Development

1. 50' of landscaping measured from the back of curb on Charleston Road and Amphitheatre Parkway.
2. 45' of landscaping measured from the back of curb on North Shoreline Boulevard.

J. Circulation and Pedestrian Pathways

1. Driveways into the site should be minimized to improve traffic safety, minimize pavement, and coordinate activities on the site. Major driveways should be located opposite to existing road intersections and median breaks, whenever feasible.
2. Separate driveway access should be provided for any public emergency or public safety use.
3. Pedestrian pathways shall be established between uses on the site and to Permanente Creek. Pathways shall have a coordinated design to connect uses on the site and, whenever possible, the location should be coordinated to link with pathways on Vista Slope.
4. Shared driveways, walkways and parking among all developments on the Charleston site and the Amphitheatre are encouraged.

K. Amphitheatre Parking

1. Authorized Shoreline Amphitheatre parking was relocated from the Charleston site based on a detailed parking and circulation plan approved by the City Council for the specific location, design, and implementation of replacement parking, pedestrian and vehicular linkages between parking lots and to the Amphitheatre, and access to Shoreline at Mountain View regional park during Amphitheatre concerts.

## II. AREA 2—THE CRITTENDEN SITE

### A. Description

The Crittenden site is bounded by Crittenden Lane and industrial use to the south, a PG&E easement and Stevens Creek to the east, Shoreline Park to the north, and closed landfill mounds and canyons to the west. Under this Plan, the landfill areas would be recontoured and improved for open space and Amphitheatre parking. There is existing Amphitheatre parking to the north and east of the site. Development criteria for the site encourage private development to creatively design a high-quality corporate center.

### B. Principally Permitted Uses

1. Corporate/administrative offices, research and development, and light industrial uses, such as the manufacturing or assembly of electronic equipment, pharmaceuticals, or products assembled from previously prepared materials.
2. Ancillary uses such as employee cafeterias and meeting facilities.
3. Outdoor storage that is no more than four (4) percent of the total lot and attractively screened from adjoining streets and properties.

### C. Provisional Uses

The following provisional uses may be approved by the Zoning Administrator when it can be demonstrated that they are consistent with the objectives of this Precise Plan.

1. Public and quasi-public uses that provide community services, public utility and service buildings, and similar uses.
2. Other related uses that provide employee services and the Zoning Administrator finds are compatible with permitted uses, surrounding development, Shoreline Park, and adjacent landfills, and will not be detrimental to the public health, safety, and welfare.

D. Location and Site Areas for Uses

The general location of land uses is shown in Figure 2. The exact location of buildings and private open space will be determined with the approval of Planned Community Permits.

1. 31 acres are reserved for private development on the eastern portion of the site.

E. Building Height

1. Maximum building height is four stories. Buildings shall be designed to provide a variety of heights that are sensitive to view corridors, surrounding development, and natural features.

F. Yard Requirements (measured from the curb)

1. Crittenden Lane
  - a. 40' from the curb. If Crittenden Lane is abandoned or reconfigured, this standard may be modified where it results in a more logical site design and provides adequate building setbacks.
2. Interior Property or Lease Lines
  - a. Interior yards shall be sufficient to provide an adequate setback from structures on adjacent sites and enough landscaping to blend with and enhance the public open space areas on the site.
3. Setbacks from Electrical Generating Plant
  - a. Buildings and usable outdoor areas shall be designed and located to reduce noise and air quality impacts from the generating plant to an acceptable level. Operators of the GRS Laidlaw electrical generating plant shall be responsible for making all reasonable improvements to reduce noise and air quality impacts.

G. Landscape Standards

1. Minimum Landscape Areas for Private Development
  - a. 35 percent of the project area designated for private development shall be landscaped.

- b. Landscaping shall be provided to screen parking, storage, and buildings from Stevens Creek Trail. Subject to the approval of the Zoning Administrator, the landscape buffer can employ native landscaping that would blend with the Shoreline Park environment.

2. Minimum Streetside Landscaping for Private Development

- a. 35' of landscaping measured from the back of curb on Crittenden Lane. If Crittenden Lane is abandoned or reconfigured, this standard can be modified where it results in a more coordinated site design and does not reduce the overall landscaping on the site.

H. Circulation and Pedestrian Pathways

- 1. Crittenden Lane may be reconfigured to facilitate the integration of private development on the Crittenden site with existing development to the south. If Crittenden Lane is abandoned, a publicly accessible pedestrian walkway shall be established through the site to provide a linkage between the end of Crittenden Lane and a future connection with Stevens Creek Trail.
- 2. Shared driveways, walkways, and parking between private development and Amphitheatre parking are encouraged on the Crittenden site.
- 3. Pedestrian paths shall be provided between open space and private development uses on the site and to facilitate future connection to the Stevens Creek Trail. Pathways shall have a coordinated design to connect uses on the site and, whenever possible, the location should be coordinated to link with pathways within Shoreline Park.

III. BUILDING AREA AND INCENTIVES FOR PRIVATE DEVELOPMENT

A. Allowable Building Area (gross)

All projects are expected to have outstanding site and architectural design as described in the Site and Building Design Standards section. Additional building area may be allowed for exceptional projects that provide substantial public amenities and successfully resolve design issues created by the additional building area.

- 1. On the Crittenden site, the allowable building area for private development is 473,000 square feet. Additional building area up to



83,000 square feet may be allowed for exceptional projects, for a combined total of 556,000 square feet.

2. On the Charleston site, the allowable building area for private development is:

Western Portion:

- a. 400,000 square feet for office/industrial uses. Additional building area up to 100,000 square feet may be allowed for exceptional projects, for a combined total of 500,000 square feet.

East Portion:

- b. 595,000 square feet for development on 18.6 acres consisting of:
  - Hotel and conference center of 285,000 square feet, including significant meeting/conference/event space of 25,000 square feet to 35,000 square feet on approximately 9.4 acres of the site.
  - Office and R&D of 310,000 square feet on 9.2 acres of the site.
  - If the maximum amount of square footage is not used for development on either the hotel/conference center site or the office/R&D site, any surplus square footage or acreage may be transferred to the remaining site up to a maximum of 595,000 square feet for the entire Charleston East site.

- B. The following objectives provide basic guidelines for determining whether projects on the Charleston West portion of the site qualify for additional building area, but other amenities, design features, programs, or facilities may be considered if it is determined that they promote the objectives of this Precise Plan.

1. Enhance the open, park-like characteristics of the North Bayshore Area by creating open space that is either: above the minimum requirements for coverage; accessible and clearly open to the public; or has unique design features such as plazas or outstanding landscape design.
2. Minimize the surface parking through the use of shared parking or by incorporating well-designed parking structures or below-grade parking (designed to meet flood zone requirements).
3. Provide shared parking for use during Amphitheatre events.

4. Employ effective building and site design to reduce the visual mass of the additional floor area.
5. Provide public art that is exceptional in content, form, contribution to the community, and integration with the site and architectural design.
6. Implement Congestion Management programs and Transportation Demand Measures that are above those requirements for typical development.
7. Improve and maintain public open space on surrounding sites.
8. For the Crittenden site, provide bicycle and pedestrian linkages to Stevens Creek Trail or contribute to improvements to the Trail.
9. On the Charleston site, enhance and improve Permanente Creek as a natural creek setting and the major pedestrian access to Shoreline Park. Improve public access to the Creek.
10. Provide environmental education features for open space areas.

#### IV. TRAFFIC IMPROVEMENT MEASURES

- A. Buildings and site plans shall be designed to reduce traffic congestion by implementing the Deficiency Plan Immediate Actions Items identified in the North Bayshore EIR. These actions include such measures as participating in a Transportation Demand Management Program, facilities and site design to encourage alternate modes of transportation (such as bicycles and buses), shuttle buses to downtown Mountain View and public information programs.

#### V. GENERAL PRIVATE DEVELOPMENT GUIDELINES

##### A. General Landscape Guidelines

1. Landscaping throughout the site should be designed to enhance the quality and park-like setting of the area. Landscaping shall be used to:
  - a. Enhance the building architecture;
  - b. Screen and soften parking areas, or other broad expanses of pavement;

- c. Screen mechanical equipment such as transformers, groundwater extraction wells, and water backflow preventers.
  - d. Create integrated themes that define vehicular entries, pedestrian walkways, and open space areas;
  - e. Blend with surrounding landscaping and public open space areas, and create transitions and buffers between uses on adjacent properties;
  - f. Blend public and private uses on the site; and
  - g. Create visual linkages on the Charleston site with Vista Slope, particularly along Permanente Creek;
2. Streetside landscaping should incorporate features of the North Bayshore Area Streetscape Guidelines to create continuity with the rest of the North Bayshore Area. This includes meandering sidewalks, mounding, lawn, shrubs, and street trees as described in the Guidelines (refer to Figure 4).
3. Parking Area Landscaping
- a. The view of parking from roadways should be softened but not totally blocked by landscape berms, plantings, and mounding. This treatment should reduce the view of cars but retain a visually open quality on the site and promote shared parking, pedestrian and vehicular access, and shared uses.
  - b. Substantial perimeter landscaping should be used around parking areas to blend with surrounding areas and integrate paved areas with the rest of the project.

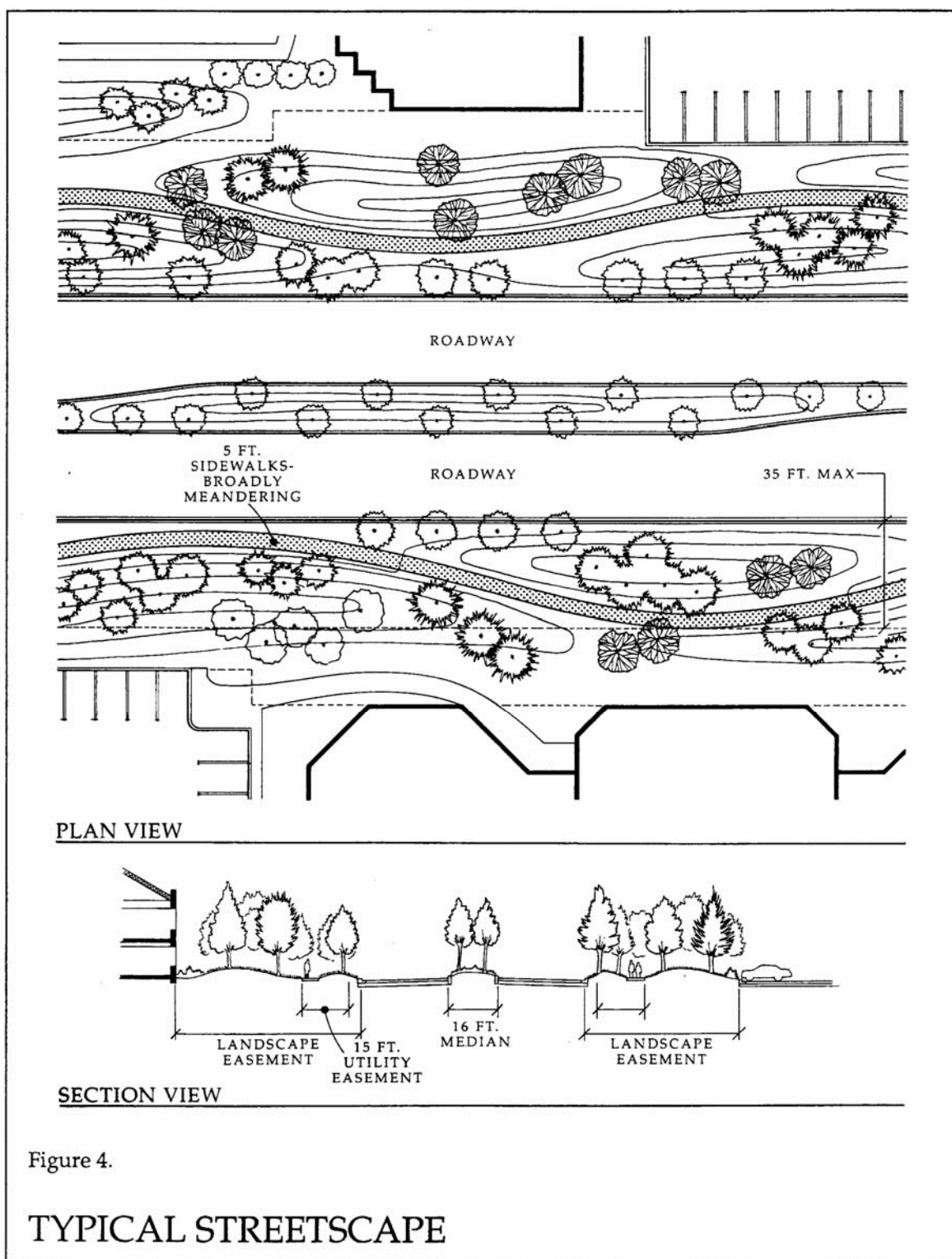


Figure 4.

- c. Adequate landscaping should be provided to create a buffer between parking areas and buildings. There should be generally 5' of landscaping between parking areas and the building for every story of building height.
- d. Large canopy trees should be planted in landscaped strips or tree wells, generally at a spacing of one every three cars and with landscaped islands projecting into the lot about every tenth space.

B. Architectural and Site Design Standards for Private Development

The North Bayshore industrial district is identified by quality development that incorporates outstanding architecture and site design, abundant landscaping and public art. New development should enhance and contribute to this unique environment. The Charleston site is a centrally located, highly visible site that is intended to be a focal point for the North Bayshore Area. Development on this site should be of particularly exceptional landmark-quality.

1. Private development of these sites is a special opportunity to create distinctive public/private development. It is important that architecture and site design integrate buildings, landscaping, pedestrian walkways, and vehicular circulation into a single distinctive project on each site, even if there are multiple tenants on the site.
  - a. The architecture should be responsive to the surrounding natural and built environment and be constructed with high-quality building materials.
  - b. Buildings should have a variety of heights that provide a sensitive transition to adjacent open space areas and development, preserve view corridors, and minimize building mass. The design and height of buildings along major pedestrian walkways and entries shall create a pleasant pedestrian environment.
  - c. Buildings shall be clustered to create defined and usable open space and maintain views through the site. Development applications for the Planned Community Permit shall identify proposed view corridors.
  - d. Public accessibility to and through these open spaces and to restaurant and retail shops and services shall be incorporated into the project.

2. Sculpture or other types of public art shall be incorporated into the project.
3. Site and building design of private development shall integrate with Shoreline Park and open space areas on the site by blending the edges of these uses to create a sense of continuity.
4. Buildings and parking lots shall be designed to minimize security conflicts during Shoreline Amphitheatre concerts.
5. All roof and ground equipment shall be attractively screened and architecturally integrated with the building and site design. Ground equipment, not in prominent locations, may be screened with opaque fencing and landscaping. On the Charleston site, special attention should be given to screening rooftop equipment from Vista Slope.
6. Clear and inviting public access to commercial facilities within any hotel/conference center, such as restaurants, retail shops and ATMs, shall be provided.

#### C. Signs

1. One freestanding sign shall be permitted on both Charleston Road and Amphitheatre Parkway for corporate offices and R&D projects on the Charleston site. One freestanding sign each shall be allowed for any hotel and conference center and for any cultural/educational facility. One freestanding sign shall be permitted to identify private development on the Crittenden site. The Zoning Administrator may approve additional signs for the Crittenden development to provide identification and direct visitors from North Shoreline Boulevard.
2. Freestanding signs shall not exceed 10' in height and may be illuminated only with indirect or back-light illumination.
3. The Zoning Administrator may approve additional signs for commercial businesses that are compatible with other development and signs on the Charleston site.
4. Any building-mounted signs shall be restrained, be designed to complement the materials and architecture of the building, and shall not extend above the eave line of the roof.

## GENERAL STANDARDS FOR PUBLIC USES

### I. AREA 2—THE CRITTENDEN SITE

#### A. Description

The area reserved for public open space and Amphitheatre parking is bounded by Shoreline Park and Amphitheatre parking to the north, future office development to the east, existing industrial development to the south, and Shoreline Boulevard and Shoreline Amphitheatre to the west.

#### B. Principally Permitted Uses

1. Open space and recreational uses.
2. Shoreline Amphitheatre parking.
3. Other uses allowed by the Shoreline Park Master Plan.

#### C. Location and Site Area

1. 14 acres are reserved for Amphitheatre parking in a location specified by the Shoreline Park Master Plan.
2. 25 acres are reserved for public open space. This includes a major open space buffer along Shoreline Boulevard to enhance the entrance to Shoreline.

#### D. Development Criteria

1. The Crittenden site shall be developed in a manner that promotes pedestrian connections with Shoreline Amphitheatre and open space linkages with Shoreline Park. The provisions of the Shoreline Park Master Plan when adopted are incorporated as the improvement standards for the Crittenden site in this Precise Plan.
2. Parking areas for Shoreline Amphitheatre shall be designed to encourage nonformal recreational activities.

## II. AREA 3—VISTA SLOPE

### A. Description

Vista Slope is bounded by Amphitheatre Parkway on the south, Shoreline Amphitheatre on the east, Shoreline Regional Park to the north and Permanente Creek to the west. The site is a former landfill that rises 100' above surrounding properties, providing wide panoramas of San Francisco Bay, Mountain View and adjacent communities. The provisions of this Plan are intended to preserve all of Vista Slope as a major new open space resource.

### B. Principally Permitted Uses

1. Public open space and passive recreation uses.
2. Environmental education activities.
3. Other uses allowed by the Shoreline Park Master Plan.

### C. Development Criteria

1. Vista Slope shall be developed in a manner that promotes pedestrian connections and open space linkages with the Charleston site and is consistent with the Shoreline Park Master Plan. The provisions of the Shoreline Park Master Plan when adopted are incorporated as the improvement standards for Vista Slope in this Precise Plan.

## ADMINISTRATION

### I. PROCEDURES FOR PRIVATE DEVELOPMENT

A. A Planned Community Permit is required for all new development. The Zoning Administrator shall hold a public hearing on the Planned Community Permit in accordance with Section 36.22.7 of the City Code. Following the public hearing, the Zoning Administrator shall submit a report of findings and recommendations to the City Council, who will hold a public hearing to approve or deny the Planned Community Permit.

1. The City Council may grant exceptions to the standards in this Precise Plan as part of the Planned Community Permit if it can be demonstrated that the modification is compatible with surrounding properties, maintains the park-like character of the area, is consistent with the objectives of this plan, and will result in an improved plan overall.



- B. Preparation of preliminary design approaches for informal review by City staff is encouraged prior to submitting a formal application. Early coordination and evaluation will help ensure a complete, efficient design process that can address development bonuses and fulfill the provisions of this Precise Plan.
- C. Applications for a Planned Community Permits shall include: a description of proposed uses; a site development plan; preliminary architectural drawings; models, simulations, or renderings that clearly demonstrate the relationship of the project with surrounding development, creeks and Vista Slope; preliminary grading plans, view corridor analysis; and other information required by the Zoning Administrator to fully explain the proposed project and in accordance with standard submittal requirements.
- D. Improvement plans for the public open space on the Charleston site shall be reviewed informally by the Parks and Recreation Commission.
- E. The Zoning Administrator shall hold a public hearing for applications for provisional uses and may approve those uses that are consistent with the following findings.
  - 1. The use is compatible with permitted land uses, surrounding development, Shoreline Regional Park, nearby creeks, and adjacent landfills.
  - 2. The use will not be detrimental to the public health, safety, or welfare.
  - 3. The use is consistent with the objectives of this Precise Plan.

Provisional uses may be approved as part of a larger Planned Community Permit or by separate application.

- F. Developments must generally be approved through the Planned Community Permit process, including Council approval. After approval of the development, minor building expansions or use changes may be approved by the Zoning Administrator following a public hearing. However, signs, minor site changes and minor building alterations may be granted through the Development Review process without the necessity of a Planned Community Permit or public hearing.
  - 1. The Zoning Administrator may grant an exception to the standards in this Precise Plan for minor changes if it can be demonstrated that the modification is compatible with surrounding properties, enhances

adjacent creeks, maintains the park-like character of the area, and will result in an improved plan overall.

## II. PROCEDURES FOR PUBLIC USES

- A. Approval for improvements to Vista Slope and the public open space/parking areas on the Crittenden site shall follow the provisions outlined in the Shoreline Master Plan.

AS/PREPLAN  
NorthBayshore-PP^

# **Appendix**

## **Summary of Impacts and Required Mitigations from the Environmental Impact Report**

# **North Bayshore Area Precise Plan Program Environmental Impact Report**

## **FINDINGS AND OVERRIDING CONSIDERATIONS**

The following discussion of the project findings complies with Section 15091 of the California Environmental Quality Act (CEQA). This Section states that, "No public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant environmental effects of the project, unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding."

The City of Mountain View, as Lead Agency under CEQA, has prepared and certified a Final Environmental Impact Report (EIR) for a General Plan amendment and text changes, rezoning and Precise Plan for approximately 185 acres of City-owned land in the North Bayshore Area, north of U.S. 101. These approvals would allow development of public open space, a cultural/educational facility, parking for the nearby Shoreline Amphitheatre, corporate/professional office, research and development, retail and restaurants, and a hotel. Development of the three sites within the project area are subject to the provisions of the Precise Plan, which would include allowable building area, height limits, design standards and other conditions.

The Final EIR identified 40 significant environmental effects resulting from the proposed project, of which 33 can be mitigated to less than significant levels, six are permanently significant, and one is temporarily significant. Each of the significant environmental effects are listed below, with an explanation of how it will be mitigated, a finding as to the significance of the effect after mitigation, and statements of overriding considerations where appropriate.

### **A. TRANSPORTATION, CIRCULATION AND PARKING**

**A.1 Impact:** The proposed project would cause the intersection of Shoreline Boulevard and La Avenida to operate at LOS E (average delay = 50 seconds) during the p.m. peak hour.

**Mitigation:** Planned improvements, as programmed by the local transportation authority, for the U.S. 101/S.R. 85 north side interchange will improve traffic operations at the Shoreline/La Avenida intersection to LOS B (average delay = 14 seconds). If full funding is not secured for these improvements by the time occupancy is granted for developments in the Precise Plan area, the City shall work with Caltrans to restripe the eastbound through lane on La Avenida

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

as a through/right-turn option lane and adjust signal operations to improve the operation to LOS D under project conditions.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level because it would allow the affected intersection to operate at an acceptable level of service.

**A.2 Impact:** The Crittenden site is not directly served by existing transit lines.

**Mitigation:** The project sponsor and the City of Mountain View could coordinate with the Santa Clara County Transportation Agency (SCCTA) to arrange for short-term and long-term transit service improvements.

**Mitigation:** Project area employers shall provide shuttle service to the Caltrain station. As an alternative, the existing Caltrain shuttle service could be expanded to serve the Crittenden site.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level because it would promote transit service within the project area.

**A.3 Impact:** The proposed project would add traffic of more than 1 percent of the freeway's capacity to segments of U.S. 101 and S.R. 85 designated as deficient by the Congestion Management Agency.

**Mitigation:** Planned improvements, as programmed by the local transportation authority, for the U.S. 101/S.R. 85 interchange will improve traffic operations on the deficient freeway segments.

**Mitigation:** Development within the project area shall incorporate Deficiency Plan Immediate Action Items, as appropriate.

**Finding:** Implementation of the mitigation measures described above will reduce this effect but not to a less than significant level. Therefore, adoption and implementation of the North Bayshore Area Precise Plan would cause a significant and unavoidable impact on regional freeway capacity.

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

**Statement of Overriding Considerations:** The City of Mountain View finds that the proposed North Bayshore Precise Plan, General Plan amendments and rezoning have benefits that outweigh the unavoidable impacts identified above. These considerations include:

1. The City of Mountain View has no control over improvements to Highway 101 and State Route 85. Mitigation of existing traffic congestion on these freeways is under the jurisdiction of another public agency.
2. The draft Precise Plan provides new recreational resources that balance private and quasi-public development of the sites. Of the approximately 180 acres covered by the Plan, 53 percent would be public open space.
3. The Precise Plan creates the opportunity for a new cultural/educational facility that will have important benefits to the community and region. The Plan specifies preference for an Air and Space Center that would create an educational resource for schools, students and teachers. It would support the aerospace industry in the region by creating a heightened awareness and interest in science and space technology. Other cultural/educational uses would have similar benefits.
4. The private development proposed under the Precise Plan creates important new office space needed for the expansion of local corporations. Without this new space, existing successful corporations may be forced to move out of Mountain View, the region, and possibly the State. The private development on the site would have a similar building intensity as surrounding development and would help secure a strong local and regional economy.
5. Development of the City properties would provide revenues to landscape and improve closed landfill sites so that they could be used for recreation and enhance the North Bayshore industrial district and Shoreline at Mountain View regional park.

**A.4 Cumulative Impact:** Cumulative development, including development of the Precise Plan area, would cause the intersection of Shoreline Boulevard and La Avenida to operate at LOS E (average delay = 50 seconds) during the p.m. peak hour.

**Mitigation:** Planned improvements, as programmed by the local transportation authority, for the U.S. 101/S.R. 85 north side interchange will improve traffic operations at the Shoreline/La Avenida intersection to LOS B (average delay = 14 seconds). If full funding is not secured for these improvements by the

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

time occupancy is granted for developments in the Precise Plan area, the City shall work with Caltrans to restripe the eastbound through lane on La Avenida as a through/right-turn option lane and adjust signal operations.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level because it would provide LOS D operations (average delay = 31 seconds).

- A.5 Cumulative Impact:** Cumulative development, including development of the Precise Plan area, would cause the intersection of Rengstorff Avenue and the southbound U.S. 101 freeway ramps to operate at LOS F (average delay = 70 seconds) during the a.m. peak hour.

**Mitigation:** The City of Mountain View, in coordination with Caltrans, shall pursue improvements to the intersection. These improvements include restriping the center lane and adjusting signing and signal operations, as described in detail in the EIR.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level because these street improvements would provide LOS D operations during both peak hours.

- A.6 Cumulative Impact:** Cumulative development, including development of the Precise Plan area and a 25,000-person attendance event at Shoreline Amphitheatre, would cause the intersection of Shoreline Boulevard and Amphitheatre Parkway to operate at LOS F (average delay = 121 seconds) during the p.m. peak hour.

**Mitigation:** Concurrent with the removal of Amphitheatre parking from the Farmers' Field site, the City of Mountain View shall provide left-turn lanes and traffic signal modifications at the Shoreline Amphitheatre intersection.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level because the intersection would operate at LOS D (average delay = 26 seconds).

- A.7 Cumulative Impact:** Cumulative development, including development of the Precise Plan area and a 25,000-person attendance event at Shoreline Amphitheatre, would cause the intersection of Shoreline Boulevard and La Avenida to operate at LOS E (average delay = 54 seconds) during the p.m. peak hour.

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

**Mitigation:** Planned improvements, as programmed by the local transportation authority, for the U.S. 101/S.R. 85 north side interchange will improve traffic operations at the Shoreline/La Avenida intersection to LOS B (average delay = 14 seconds). If full funding is not secured for these improvements by the time occupancy is granted for developments in the Precise Plan area, the City shall work with Caltrans to restripe the eastbound through lane on La Avenida as a through/right-turn option lane and adjust signal operations to improve the operation to LOS D under project conditions.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level, as described above.

- A.8 Cumulative Impact.** Cumulative development, including development of the Precise Plan area and a 25,000-person attendance event at Shoreline Amphitheatre, would cause LOS E operations at the intersections of Amphitheatre Parkway and Charleston Road (average delay = 40 seconds) and Rengstorff Avenue and the U.S. 101 southbound ramps (average delay = 43 seconds) during the p.m. peak hour. Traffic conflicts would also increase at the intersection of Shoreline Boulevard and Crittenden Lane.

**Mitigation:** The Shoreline Amphitheatre shall implement mitigation measures recommended in the Shoreline Amphitheatre Expansion EIR, including parking preference and reduced parking fees for high-occupancy vehicles. In addition, the Amphitheatre shall provide for manual traffic control at the three intersections during the two to three hours leading up to the start time of a high-attendance weekday concert.

**Finding:** Implementation of the mitigation measure described above will reduce this effect but not to a less than significant level. Therefore, adoption and implementation of the North Bayshore Area Precise Plan would cause a significant and unavoidable impact on the intersections of Amphitheatre Parkway and Charleston Road, and Rengstorff Avenue and the U.S. 101 southbound ramps during the p.m. peak hour.

**Statement of Overriding Considerations:** The City of Mountain View finds that the proposed North Bayshore Precise Plan, General Plan amendments and rezoning have benefits that outweigh the unavoidable impacts identified above. These considerations include:

1. The City of Mountain View has no control over improvements to Highway 101 and State Route 85. Mitigation of existing traffic congestion on these freeways is under the jurisdiction of another public agency.



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2. The traffic impact identified for Shoreline Amphitheatre events only happens rarely when there is a sold-out, weekday concert. There were 39 concerts in each of the past two years, with 13 weekday concerts in 1992 and 19 weekday concerts in 1993. Because these are weekday events when attendance is lower, with the exception of Friday night, very few concerts would have the maximum attendance of 25,000 people.
3. The draft Precise Plan provides new recreational resources that balance private and quasi-public development of the sites. Of the approximately 180 acres covered by the Plan, 53 percent would be public open space.
4. The Precise Plan creates the opportunity for a new cultural/educational facility that will have important benefits to the community and region. The Plan specifies preference for an Air and Space Center that would create an educational resource for schools, students and teachers. It would support the aerospace industry in the region by creating a heightened awareness and interest in science and space technology. Other cultural/educational uses would have similar benefits.
5. The private development proposed under the Precise Plan creates important new office space needed for the expansion of local corporations. Without this new space, existing successful corporations may be forced to move out of Mountain View, the region, and possibly the State. The private development on the site would have a similar building intensity as surrounding development and would help secure a strong local and regional economy.
6. Development of the City properties would provide revenues to landscape and improve closed landfill sites so that they could be used for recreation and enhance the North Bayshore industrial district and Shoreline at Mountain View regional park.

**A.9 Cumulative Impact:** Cumulative development, including the proposed project, would add traffic of more than 1 percent of the freeway's capacity to segments of U.S. 101 and S.R. 85 designated as deficient by the CMP.

**Mitigation:** Planned improvements, as programmed by the local transportation authority, for the U.S. 101/S.R. 85 interchange, will improve traffic operations on the deficient freeway segments.

**Mitigation:** Development within the project area shall incorporate Deficiency Plan Immediate Action Items, as appropriate.

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

**Finding:** Implementation of the mitigation measure described above will reduce this effect but not to a less than significant level. Therefore, adoption and implementation of the North Bayshore Area Precise Plan would cause a significant and unavoidable impact on regional freeway capacity.

**Statement of Overriding Considerations:** The City of Mountain View finds that the proposed North Bayshore Precise Plan, General Plan amendments and rezoning have benefits that outweigh the unavoidable impacts identified above. These considerations include:

1. The City of Mountain View has no control over improvements to Highway 101 and State Route 85. Mitigation of existing traffic congestion on these freeways is under the jurisdiction of another public agency.
2. The traffic impact identified for Shoreline Amphitheatre events only happens rarely when there is a sold-out, weekday concert. There were 39 concerts in each of the past two years, with 13 weekday concerts in 1992 and 19 weekday concerts in 1993. Because these are weekday events when attendance is lower, with the exception of Friday night, very few concerts would have the maximum attendance of 25,000 people.
3. The draft Precise Plan provides new recreational resources that balance private and quasi-public development of the sites. Of the approximately 180 acres covered by the Plan, 53 percent would be public open space.
4. The Precise Plan creates the opportunity for a new cultural/educational facility that will have important benefits to the community and region. The Plan specifies preference for an Air and Space Center that would create an educational resource for schools, students and teachers. It would support the aerospace industry in the region by creating a heightened awareness and interest in science and space technology. Other cultural educational uses would have similar benefits.
5. The private development proposed under the Precise Plan creates important new office space needed for the expansion of local corporations. Without this new space, existing successful corporations may be forced to move out of Mountain View, the region, and possibly the State. The private development on the site would have a similar building intensity as surrounding development and would help secure a strong local and regional economy.
6. Development of the City properties would provide revenues to landscape and improve closed landfill sites so that they could be used for recreation

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

and enhance the North Bayshore industrial district and Shoreline at Mountain View regional park.

- A.10 Impact:** Improper design of parking facilities would introduce conflicts between vehicles and between vehicles and pedestrians, reducing safety for employees and visitors at development within the Precise Plan area.

**Mitigation:** Parking facilities within the Precise Plan area shall incorporate design features which promote efficient access and circulation.

**Finding:** Implementation of the mitigation measure described above would reduce his effect to a less than significant level.

- A.11 Impact:** Developing the Farmers' Field site would remove Amphitheatre parking and create a potentially significant shortage of parking spaces.

**Mitigation:** The City shall not require removal of Amphitheatre parking on the eastern portion of the Farmers' Field site until adequate replacement parking is provided (as specified in the lease agreement between Bill Graham Presents) and the City of Mountain View.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

### B. GEOLOGY, SEISMICITY AND SOILS

- B.1 Impact:** Development under the Precise Plan would involve grading that would disrupt, compact and overcover existing soils. This could alter the capacity of the soils to absorb precipitation and runoff and increase their erosion potential.

**Mitigation:** The City shall require development in the project area to be sited and designed, to the extent possible, to minimize grading.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level because it would minimize disturbance of vegetation and soil.

- B.3 Impact:** Development under the Precise Plan would result in topographic alteration from grading, excavating and filling. This could rupture the cap or liners of the Crittenden landfill.

**Mitigation:** The City shall require development on the Crittenden site to be sited and designed to avoid contact with or disturbance of the landfill.

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**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level because it will preserve the integrity the Crittenden landfill.

- B.4 Impact:** Development under the Precise Plan could result in settlement of landfill materials and subsidence of native soils beneath structures and parking surfaces, causing cracking and other structural hazards.

**Mitigation:** The City shall require that engineering methods, such as precompaction of soils and replacement of weak soils by engineered fill, be used prior to project site development in order to reduce the potential for future settlement or differential settlement of the sites.

**Mitigation:** The City shall discontinue dewatering at the Crittenden landfill as soon as it is feasible to do so.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level.

- B.5 Impact:** Development under the Precise Plan could result in construction on soils with high, shrink-swell and corrosive potential, and which form unstable slopes, causing cracking of foundations and corrosion of concrete as well as general instability for structures built on slopes.

**Mitigation:** The City shall require project area developers to replace unsuitable soils with suitable engineered fill as necessary.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- B.6 Impact:** Development, under the Precise Plan would involve construction of facilities in a Seismic Risk Zone III, characterized by a very high probability of very strong ground shaking. Ground shaking poses a threat to the structural integrity of structures and associated underground utility lines as well as a threat to the welfare and safety of people occupying the sites. Ground shaking could also damage the landfills on the Vista Slope and Crittenden sites.

**Mitigation:** The City shall require occupants of facilities in the project area to implement earthquake preparedness measures, consistent with the City-wide Emergency Plan.

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**Mitigation:** After a major earthquake, occupants of facilities in the project area shall evaluate the safety of continued occupancy.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level.

- B.7 Impact:** Development under the Precise Plan would expose people and structures to the hazard of differential settlement.

**Mitigation:** The City shall require developers of structures in the project area to incorporate design features to withstand differential settlement.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

### C. HYDROLOGY, FLOODING AND WATER QUALITY

- C.2 Impact:** Development of the project sites under the Precise Plan could alter existing surface and/or subsurface drainage patterns that could result in ponding of surface waters, localized build-up or depletion of subsurface waters, and changes in erosion or deposition of the land surface.

**Mitigation:** Final grading of future project sites shall provide positive subsurface drainage in the same directions as existing natural drainages.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- C.3 Impacts:** Development of the project sites under the Precise Plan would place people and structures within the zone of 100-year tidal flooding from San Francisco Bay and surface runoff flooding of low areas.

**Mitigation:** The City shall work together with the Santa Clara Valley Water District toward making any improvements to levees along Permanente Creek that may be required by FEMA, including providing adequate freeboard for the levees to contain the 100-year flood. The City shall also take measures to protect the Vista Slope and Crittenden landfills from flooding.

**Mitigation:** The City shall require development within the Precise Plan area to incorporate measures to prevent property damage due to flooding in accordance with the City's Drainage and Flood Control Ordinance.

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**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level.

- C.4 Impact:** Development of the project sites under the Precise Plan could result in excess withdrawals of groundwater for irrigation or other purposes that could accelerate ground subsidence and lead to decreased groundwater quality via saline intrusion and migration of underground toxic plumes.

**Mitigation:** Irrigation of the project sites shall avoid withdrawal of groundwater by using a blend of potable and reclaimed water provided by the Shoreline irrigation pump station or by the City's existing potable water system.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- C.5 Impact:** Development of the project sites under the Precise Plan could result in increased nonpoint source pollution of surface waters from construction activity and vehicle use.

**Mitigation:** The City shall require development within the Precise Plan area to comply with State NPDES permit requirements, including use of Best Management Practices and other measures to minimize nonpoint source pollution.

**Mitigation:** The City, project sponsors and employers shall implement traffic mitigation measures to reduce pollution from motor vehicles.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level.

### D. VEGETATION AND WILDLIFE

- D.1 Impact:** Development under the Precise Plan could result in the loss of foraging habitat for raptors, including burrowing owls.

**Mitigation:** The City shall require that development of the Precise Plan area incorporate features to preserve foraging habitat.

**Finding:** Implementation of the mitigation measure described above would reduce this impact to a less than significant level.

- D.2 Impact:** The berms surrounding the Vista Slope and Crittenden sites potentially provide habitat for burrowing owl. Development under the Precise Plan could

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

destroy owl burrows and possibly owls if the burrows are inhabited at the time of construction.

**Mitigation:** The City of Mountain View and private developers within the project area shall establish and implement procedures to avoid disturbances to burrowing owls.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- D.3 Impact:** Development under the Precise Plan could result in the disturbance of salt marshes along Permanente Creek due to the proximity of urbanization.

**Mitigation:** Developments along Permanente Creek shall incorporate features to minimize impacts to salt marsh zones.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- D.4 Impact:** Development of the Crittenden site could result in the filling of a freshwater wetland.

**Mitigation:** The City shall perform a wetland delineation in the project area and request a jurisdictional determination from the U.S. Army Corps of Engineers. If any areas that would be affected by project development are determined to be wetlands, the City shall require protection of the existing wetland, if possible, or shall create new freshwater wetlands on-site.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

### E. COMMUNITY SERVICES

- E.8 Impact:** Development under the Precise Plan could result in the placement of additional underground conduit for telecommunication services, which could interfere with City utilities.

**Mitigation:** The City of Mountain View shall plan for and coordinate the placement of all conduit and cable within street right-of-ways through the issuance of excavation permits.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

## F. PUBLIC SAFETY

- F.3 Impact:** Cleanup of existing contamination in the project area could be required.

**Mitigation:** The City shall implement a remediation program for the project area.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- F.4 Impact:** Project area users could be affected by upset conditions at hazardous materials users in the area.

**Mitigation:** Implement the traffic mitigation measures (A.1 through A.II) listed on Pages 1 to 8.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level.

- F.5 Impact:** Implementation of the project could expose people to safety hazards associated with landfill gas.

**Mitigation:** The City shall require that all future structures on the Farmers' Field and Crittenden sites that are within 1,000' of waste-holding areas incorporate landfill gas mitigation measures, consistent with the measures required by CCR Title 14, Section 17796.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

## G. LAND USE AND RELATIONSHIP TO PLANS

- G.1 Impact:** Development under the Precise Plan could result in potential incompatibilities with the nearby landfills and hazardous materials users in the area.

**Mitigation:** The City shall require all future structures on the Farmers' Field and Crittenden sites that are within 1,000' of waste-holding areas to incorporate landfill gas mitigation measures, consistent with the measures required by CCR Title 14, Section 17796.



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**Mitigation:** The City shall plan for development of the Crittenden site with an appropriate buffer. This buffer will be determined on the basis of dispersion modeling which will include receptor heights corresponding to different floors of proposed development.

**Mitigation:** A performance standard (regarding noise) shall be established for development of corporate office uses at the Crittenden site.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level.

### H. POPULATION, HOUSING AND EMPLOYMENT

**H.2 Impact:** Buildout of the Precise Plan area would contribute toward a cumulative increase in demand for housing in the City of Mountain View and toward a projected jobs/housing imbalance in 2005. The cumulative increase in housing demand could lead to increased local and regional traffic congestion and air pollutant emissions.

**Mitigation:** The City shall continue to implement City-wide housing strategies in the General Plan to meet the ABAG Fair Share Housing Need and increase the amount of affordable housing built.

**Finding:** Implementation of the mitigation measure described above will reduce this effect but not to a less than significant level. Therefore, adoption and implementation of the North Bayshore Area Precise Plan would cause a significant and unavoidable impact on housing demand in Mountain View and toward a projected jobs-housing imbalance in 2005.

**Statement of Overriding Considerations:** The City of Mountain View finds that the proposed North Bayshore Precise Plan, General Plan amendments and rezoning have benefits that outweigh the unavoidable impacts identified above. These considerations include:

1. Mountain View has a predominance of rental housing and higher-density housing and a larger proportion of affordable housing than most surrounding communities and cities in the County. The City's General Plan contains housing policies and programs that have been certified by the State and meet ABAG's Fair Share Housing Need. The City has reasonably strived for an acceptable jobs/housing balance.

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

2. The General Plan acknowledges that promoting a jobs/housing balance is an important objective, but should be balanced with the economic welfare of the City and the preservation of existing neighborhoods.
3. The draft Precise Plan provides new recreational resources that balance private and quasi-public development of the sites. Of the approximately 180 acres covered by the Plan, 53 percent would be public open space.
4. The Precise Plan creates the opportunity for a new cultural/educational facility that will have important benefits to the community and region. The Plan specifies preference for an Air and Space Center that would create an educational resource for schools, students and teachers. It would support the aerospace industry in the region by creating a heightened awareness and interest in science and space technology. Other cultural/educational uses would have similar benefits.
5. The private development proposed under the Precise Plan creates important new office space needed for the expansion of local corporations. Without this new space, existing successful corporations may be forced to move out of Mountain View, the region, and possibly the State. The private development on the site would have a similar building intensity as surrounding development and would help secure a strong local and regional economy.
6. Development of the City properties would provide revenues to landscape and improve closed landfill sites so that they could be used for recreation and enhance the North Bayshore industrial district and Shoreline at Mountain View regional park.

### I. AIR QUALITY

- I.1 Impact:** Construction under the Precise Plan would result in short-term increases of NO<sub>x</sub> and PM<sub>10</sub> through combustion of fuel to power heavy construction equipment and from fugitive dust sources.

**Mitigation:** The City shall condition approval of development projects in the project area upon acceptance of a dust abatement program.

**Mitigation:** The City shall condition approval of development projects in the project area upon acceptance of the requirement that all construction equipment be maintained and operated according to manufacturer's maintenance schedules and recommendations to minimize exhaust emissions (particularly NO<sub>x</sub>).

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**Finding:** Implementation of the mitigation measure described above will reduce this effect but not to a less than significant level. Therefore, adoption and implementation of the North Bayshore Area Precise Plan would cause a short-term, significant and unavoidable impact on air quality resulting from fugitive dust sources.

**Statement of Overriding Considerations:** The City of Mountain View finds that the proposed North Bayshore Precise Plan, General Plan amendments and rezoning have benefits that outweigh the unavoidable impacts identified above. This considerations include:

1. Air quality impacts due to construction activity are temporary and are acceptable due to their short duration and the benefits of the project.
2. The project itself does not create unacceptable levels of HC emissions. Achieving State and Federal O<sub>3</sub> standards is a regional issue, beyond the control of the City of Mountain View. Since the total level of development on the three sites is much less than found in other industrial areas and the project does not exceed HC standards, it can be assumed that the City is reasonably supporting the Federal and State standards.
3. The draft Precise Plan provides new recreational resources that balance private and quasi-public development. Of the approximately 180 acres covered by the Plan, 53 percent would be public open space.
4. The Precise Plan creates the opportunity for a new cultural/educational facility that will have important benefits to the community and region. The Plan specifies preference for an Air and Space Center that would create an educational resource for schools, students and teachers. It would support the aerospace industry in the region by creating a heightened awareness and interest in science and space technology. Other cultural/educational uses would have similar benefits.
5. The private development proposed under the Precise Plan creates important new office space needed for the expansion of local corporations. Without this new space, existing successful corporations may be forced to move out of Mountain View, the region, and possibly the State. The private development on the site would have a similar building intensity as surrounding development and would help secure a strong local and regional economy.
6. Development of the City properties would provide revenues to landscape and improve closed landfill sites so that they could be used for recreation

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

and enhance the North Bayshore industrial district and Shoreline at Mountain View regional park.

- I.3 Impact:** Development under the Precise Plan would result in a long-term increase in criteria pollutant emissions from the project area. The increase in NO<sub>x</sub> and PAM would exceed their respective significance criteria.

**Mitigation:** The City shall implement measures to reduce the total vehicle miles traveled by project-related traffic.

**Mitigation:** Since the significance of project-related NO<sub>x</sub> would also be related to electricity consumption, the City shall require that future development under the Precise Plan make use of energy-efficient features, such as passive solar heating, automatic shut-off switches, etc.

**Mitigation:** Developers of the project shall be responsible for securing, and complying with, appropriate permits from the BAAQMD for any equipment or processes that could result in emissions of criteria, toxic or odorous emissions.

**Mitigation:** The City shall design and regulate operation of the Amphitheatre parking lot on the Crittenden site to keep particulate emissions to a minimum.

**Finding:** Implementation of the mitigation measures described above will reduce this effect but not to a less than significant level. Therefore, adoption and implementation of the North Bayshore Area Precise Plan would cause a long-term, significant increase in PM<sub>10</sub>.

**Statement of Overriding Considerations:** The City of Mountain View finds that the proposed North Bayshore Precise Plan, General Plan amendments and rezoning have benefits that outweigh the unavoidable impacts identified above. These considerations include:

1. Air quality impacts due to construction activity are temporary and are acceptable due to their short duration and the benefits of the project.
2. The project itself does not create unacceptable levels of HC emissions. Achieving State and Federal O<sub>3</sub> standards is a regional issue, beyond the control of the City of Mountain View. Since the total level of development on the three sites is much less than found in other industrial areas and the project does not exceed HC standards, it can be assumed that the City is reasonably supporting the Federal and State standards.

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3. The draft Precise Plan provides new recreational resources that balance private and quasi-public development. Of the approximately 180 acres covered by the Plan, 53 percent would be public open space.
4. The Precise Plan creates the opportunity for a new cultural/educational facility that will have important benefits to the community and region. The Plan specifies preference for an Air and Space Center that would create an educational resource for schools, students and teachers. It would support the aerospace industry in the region by creating a heightened awareness and interest in science and space technology. Other cultural/educational uses would have similar benefits.
5. The private development proposed under the Precise Plan creates important new office space needed for the expansion of local corporations. Without this new space, existing successful corporations may be forced to move out of Mountain View, the region, and possibly the State. The private development on the site would have a similar building intensity as surrounding development and would help secure a strong local and regional economy.
6. Development of the City properties would provide revenues to landscape and improve closed landfill sites so that they could be used for recreation and enhance the North Bayshore industrial district and Shoreline at Mountain View regional park.

**I.4 Impact:** Development on the Crittenden site could expose future workers and visitors to substantial concentrations of air pollutants, including air toxics, from the Laidlaw GRS Electricity Generation Plant.

**Mitigation:** The City shall plan for development of the Crittenden site with an appropriate buffer. This buffer will be determined on the basis of dispersion modeling which will include receptor heights corresponding to different floors of proposed development.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

**I.6 Impact:** Development under the Precise Plan would increase HC emissions which would have the cumulative regional effect of hindering efforts to achieve and maintain State and Federal O<sub>3</sub> standards.

**Mitigation:** The City shall implement measures to reduce the total vehicle miles traveled by project-related traffic.

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**Mitigation:** Since the significance of project-related NO<sub>x</sub> would also be related to electricity consumption, the City shall require that future development under the Precise Plan make use of energy-efficient features, such as passive solar heating, automatic shut-off switches, etc.

**Mitigation:** Future developers of the project shall be responsible for securing, and complying with, appropriate permits from the BAAQMD for any equipment or processes that could result in emissions of criteria, toxic or odorous emissions.

**Mitigation:** The City shall design and regulate operation of the Amphitheatre parking lot on the Crittenden site to keep particulate emissions to a minimum.

**Finding:** Implementation of the mitigation measures described above will reduce this effect but not to a less than significant level. Therefore, adoption and implementation of the North Bayshore Area Precise Plan would result in a significant increase in HC emissions, having the cumulative regional effect of hindering efforts to achieve and maintain State and Federal O<sub>3</sub> standards.

**Statement of Overriding Considerations:** The City of Mountain View finds that the proposed North Bayshore Precise Plan, General Plan amendments and rezoning have benefits that outweigh the unavoidable impacts identified above. These considerations include:

1. Air quality impacts due to construction activity are temporary and are acceptable due to their short duration and the benefits of the project.
2. The project itself does not create unacceptable levels of HC emissions. Achieving State and Federal O<sub>3</sub> standards is a regional issue, beyond the control of the City of Mountain View. Since the total level of development on the three sites is much less than found in other industrial areas and the project does not exceed HC standards, it can be assumed that the City is reasonably supporting the Federal and State standards.
3. The draft Precise Plan provides new recreational resources that balance private and quasi-public development. Of the approximately 180 acres covered by the Plan, 53 percent would be public open space.
4. The Precise Plan creates the opportunity for a new cultural/educational facility that will have important benefits to the community and region. The Plan specifies preference for an Air and Space Center that would create an educational resource for schools, students and teachers. It would support the aerospace industry in the region by creating a heightened awareness

## North Bayshore Area Precise Plan—Program Environmental Impact Report Findings and Overriding Considerations

and interest in science and space technology. Other cultural/educational uses would have similar benefits.

5. The private development proposed under the Precise Plan creates important new office space needed for the expansion of local corporations. Without this new space, existing successful corporations may be forced to move out of Mountain View, the region, and possibly the State. The private development on the site would have a similar building intensity as surrounding development and would help secure a strong local and regional economy.
6. Development of the City properties would provide revenues to landscape and improve closed landfill sites so that they could be used for recreation and enhance the North Bayshore industrial district and Shoreline at Mountain View regional park.

### J. NOISE

- J.1 Impact:** Construction under the Precise Plan would result in high intermittent noise levels that could generate short-term annoyance impacts for those who use the Shoreline at Mountain View regional park and workers at nearby office buildings.

**Mitigation:** Development in the project area shall adopt performance standards that specify that construction contractors shall muffle and shield intakes and exhausts, shroud or shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.

**Mitigation:** Alternatively, the City shall establish a performance standard of 80 dBA (hourly Leq) for construction noise related to development under the Precise Plan.

**Finding:** Implementation of the mitigation measures described above would reduce this effect to a less than significant level.

- J.2 Impact:** The GRS Electrical Generation Facility would generate noise levels incompatible with proposed corporate office uses on the Crittenden site.

**Mitigation:** A performance standard shall be established for development of corporate office uses at the Crittenden site.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

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- J.3 Impact:** Noise from events held at Shoreline Amphitheatre could intrude on the proposed public and corporate office uses at the Farmers' Field site.

**Mitigation:** Development of public uses at the Farmers' Field site shall be conditioned upon design of a site that meets the City's acceptability guidelines for public uses.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- J.4 Impact:** Noise from events at Shoreline Amphitheatre would intrude upon use of Vista Slope and Crittenden as open space.

**Mitigation:** The City shall limit public access to Vista Slope during events at Shoreline Amphitheatre.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

### K. HISTORICAL/ARCHAEOLOGICAL RESOURCES

- K.1 Impact:** Development under the Precise Plan could result in damage to unknown prehistoric cultural resources.

**Mitigation:** Sponsors of projects within the Precise Plan area shall implement a program for a qualified archaeologist to monitor excavation, grading and other earth-moving activities to reduce the impacts to subsurface prehistoric cultural resources.

**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

- K.3 Impact:** Development under the Precise Plan, together with buildout of the City under the Mountain View General Plan, could result in damage to unidentified prehistoric cultural resources.

**Mitigation:** Sponsors of projects within the Precise Plan area shall implement a program for a qualified archaeologist to monitor excavation, grading and other earth-moving activities to reduce the impacts to subsurface prehistoric cultural resources.



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**Finding:** Implementation of the mitigation measure described above would reduce this effect to a less than significant level.

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